

50 = 52

**HIGH STREET**

Exeter EX4 3DJ

1,948 sq ft (181 sq m)

Second Floor Office to Let

# LOCATION

Exeter is an historic cathedral city in Devon located in the South West of England. The city has a population of approximately 119,600, a travel to work area with a population of over 280,000 and a shopping catchment of over 750,000 boosted further by tourism and students.

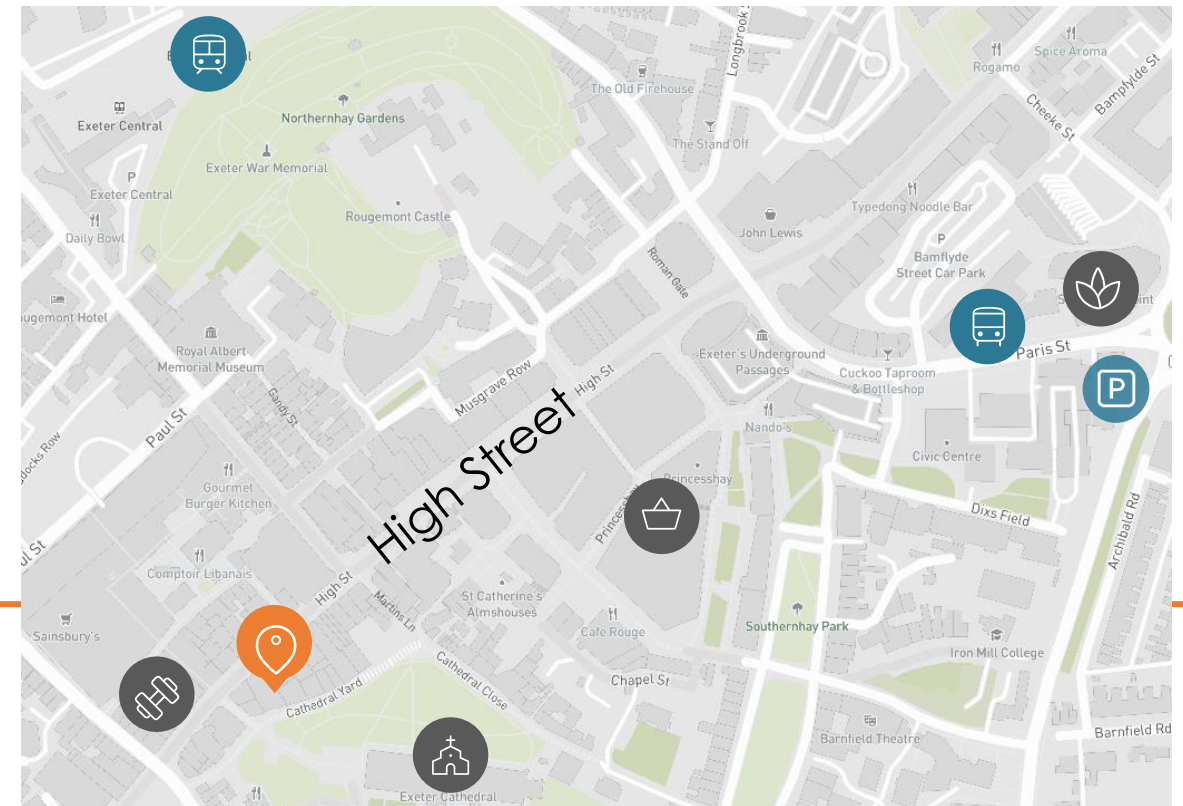
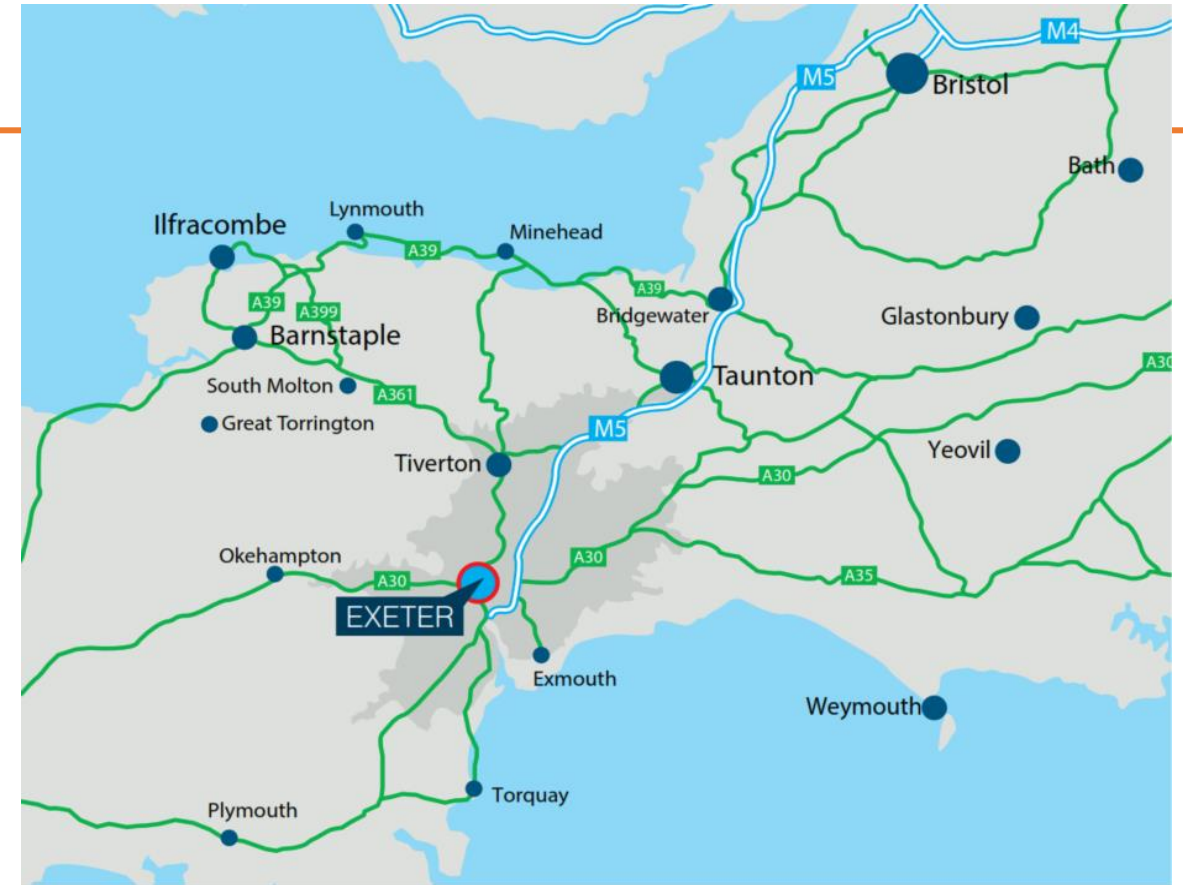
Exeter is the commercial capital of Devon and the principle economy west of Bristol. The city has a strong industry and services sectors with the Met Office, Exeter University and Devon County Council being three of the largest employers.

The property is situated along Exeter's prime retail pitch. Nearby occupiers include Marks and Spencer, Whittard of Chelsea and NatWest.

# DESCRIPTION

The property comprises a self contained second floor office suite. The accommodation is arranged as open plan office accommodation with kitchen, WC facilities and reception area.

ACCOMMODATION	ft <sup>2</sup>	m <sup>2</sup>
2 <sup>nd</sup> Floor	1,948	181







## EPC

The unit has an EPC of D:87.

## LEGAL COSTS

Each party to bear its own legal costs in this transaction.

## VAT

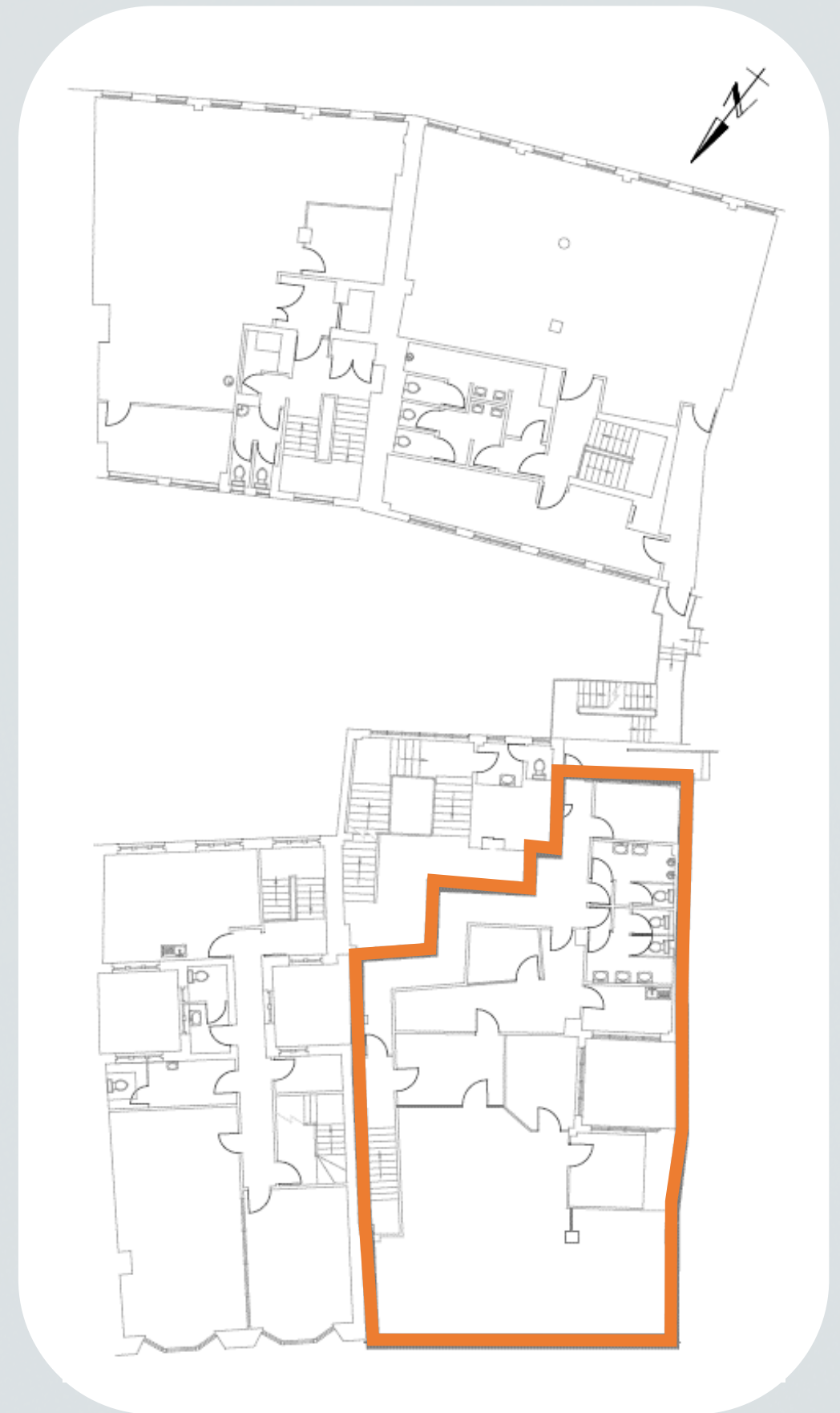
VAT is charged in addition.

## TERMS

The second floor is available to let as a whole on contributory full repairing and insuring terms.

## BUSINESS RATES

We are informed by the Valuation Office Agency that the second floor has a rateable value of £13,250, effective from 1 April 2023.





## ANTI-MONEY LAUNDERING

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the landlord's agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction

## FURTHER INFORMATION

*For further information, please contact the sole agents*

**KATIE PURRINGTON**

T: +44 (0) 1392 429 380

M: 07513482451

[katie.purrington@jll.com](mailto:katie.purrington@jll.com)

